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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

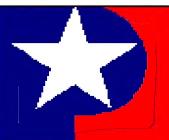
957,800 / 957,800

USE VALUE:

957,800 / 957,800

ASSESSED:

957,800 / 957,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
9		CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: LANIGAN ELIZABETH M/TRUSTEE

Owner 2: ELIZABETH M LANIGAN REVOCABLE

Owner 3: TRUST

Street 1: 9 CLEVELAND ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: LANIGAN ELIZABETH M -

Owner 2: -

Street 1: 9 CLEVELAND ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Clapboard Exterior and 3229 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

Total AC/HA: 0.11478

Total SF/SM: 5000

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 456,000

Spl Credit

Total: 456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling

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2023

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH															
Type: 13 - Multi-Garden	2H - 2 & 1/2 Sty	Full Bath: 2	Rating: Average	A Bath:	Rating:									5 OFP	10												
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:	A 3QBth:	Rating:									OFF 16	26												
Foundation: 2 - Conc. Block	Frame: 1 - Wood	1/2 Bath:	Rating:	A HBth:	Rating:										18												
Prime Wall: 2 - Clapboard	Sec Wall:	OthrFix:	Rating:	RESIDENTIAL GRID													18										
	%	1st Res Grid Desc: Line 1 # Units 1																									
Roof Struct: 3 - Gambrel	Roof Cover: 1 - Asphalt Shgl	Kits: 2	Rating: Fair	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O											
Color: YELLOW		A Kits:	Rating:	Other																							
View / Desir:		Frl:	Rating:	Upper																							
GENERAL INFORMATION				WSFlue:	Rating:	Lvl 2																					
				CONDO INFORMATION												Lvl 1											
				Location:													Lower										
				Total Units:													TQS										
				Floor:													SFL	3									
				% Own:													FFL	9									
				Name:													BMT										
INTERIOR INFORMATION				DEPRECIATION												REMODELING				RES BREAKDOWN							
				Phys Cond: AV - Average	31. %	Exterior:	No Unit	RMS	BRS	FL																	
				Functional:	%	Interior:	1	6	3																		
				Economic:	%	Additions:	1	8	3																		
				Special:	%	Kitchen:																					
				Override:	%	Baths:																					
				Total:	31 %	Plumbing:																					
						Electric:																					
						Heating:																					
						General:	2	14	6																		
CALC SUMMARY				COMPARABLE SALES												SUB AREA				SUB AREA DETAIL							
				Basic \$ / SQ: 180.00	Rate	Parcel ID	Typ	Date	Sale Price								Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
				Size Adj.: 0.97515285													SFL	Second Floor	1,192	175.460	209,146						
				Const Adj.: 0.99960202													BMT	Basement	1,153	52.640	60,691						
				Adj \$ / SQ: 175.458													FFL	First Floor	1,153	175.460	202,303						
				Other Features: 92500													TQS	3/4 Story	865	175.460	151,727						
				Grade Factor: 1.00													OPF	Open Porch	279	22.410	6,251						
				NBHD Inf: 1.00000000													WDK	Deck	80	15.990	1,279						
				NBHD Mod:													HST	Half Story	20	175.460	3,421						
				LUC Factor: 1.00													Net Sketched Area: 4,741 Total: 634,818										
				Adj Total: 727318													Size Ad	3229.25	Gross Area	5049	FinArea	3229					
				Depreciation: 225469																							
				Deprecated Total: 501849																							
MOBILE HOME				Make:	Model:	Serial #:	Year:	Color:	IMAGE												AssessPro Patriot Properties, Inc						
SPEC FEATURES/YARD ITEMS				PARCEL ID 025.0-0002-0016.0																							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value									
More: N				Total Yard Items:				Total Special Features:				Total:															